CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # 15.7 – 7

COUNCIL MEETING DATE
September 16, 2024

Requesting Agency (Initiator)	**Sponsor(s)**
City Council	Mayor Sartor

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Council to consider Conditional Use Permit application, 24-CU-09B, for the construction of a multifamily housing development consisting of approximately 200 apartment units by Casey VI Real Estate Holdings LLC, property owner, and PDC Land Acquisition LLC, applicant, for property along South Main Street (Parcel Nos. 06032A B002 and 06032A B002Z) Jonesboro, Georgia 30236.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*

Is this Item Goal Related? *(If yes, describe how this action meets the specific Board Focus Area or Goal)*

Yes Community Planning, Neighborhood and Business Revitalization

Summary & Background *(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)*

Conditional Use Permit Application – S. Main Street Apartments – 294 South Main Street – Multifamily - Approx. 200 apartment units.

Zoning District – MX – Gateway South Overlay

Conditions required and must comply with Section 81-205, R-M Standards, and Gateway South Standards.

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Fiscal Impact *(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)*

TBD

Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- CU- S. MAIN ST. APARTMENTS
- CU- S. MAIN ST. APARTMENTS

Staff Recommendation *(Type Name, Title, Agency and Phone)*

Council's Discretion

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	**Date**	
Melissa Brooks, City Clerk	September, 16, 2024	
Signature	**City Clerk's Office**	

CITY OF JONESBORO
124 North Avenue
Jonesboro, Georgia 30236
City Hall: (770) 478-3800
Fax: (770) 478-3775
www.jonesboroga.com

CONDITIONAL USE PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER.

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. PLEASE DO NOT LEAVE ANY AREAS UNANSWERED.

APPLICATION FEE: $600.00 (Non-Refundable).

Date of Application: 8/12/2024

Property Owner Authorization

I (We) Casey VI Real Estate Holdings, LLC **the owner(s) of the following property located at:** _____

_____

Tax Parcel Number: 06 032A B002 (06 032A B002Z) **Size of Property:** 5 Acres ±

Located in Zoning District MX - Gateway South Overlay **do hereby request permission for a conditional use for the above described property under the Zoning Ordinance zoned for the following purposes:**

Approximately 200 apartment units

_____

Attachment: CU- S. MAIN ST. APARTMENTS (3857 : Consideration of Conditional Use Permit)

Property Owner Information

Name: Casey VI Real Estate Holdings, LLC

[redacted]

Applicant's Information

(If Different from Owner's Information)

Name: PDC Land Acquisition, LLC

Mailing Address: 3715 Northside Parkway NW, Bldg 200, Ste 175

City: Atlanta **State:** GA **Zip:** 30327

Phone: (Day) 404-949-3870 **(Evening)**

Jonesboro Property Information

Existing Uses and Structures: Undeveloped Land

Property address:

Surrounding Uses and Structures: (See Official Zoning Map): Surrounding property is industrial or vacant land

Surrounding Zoning:

North: MX **South:** M-1 **East:** MX **West:** MX

Details of Proposed Use: Multifamily housing approximately 200 units

Public Utilities: Water and Sewer along Tara Blvd or S. Main ST.

Access, Traffic and Parking: Access from ~~Tara Blvd~~ S. Main St.

Special Physical Characteristics: Wooded undeveloped site

Attachment: CU- S. MAIN ST. APARTMENTS (3857 : Consideration of Conditional Use Permit)

Pursuant to Sec. 86-244 of the Jonesboro Code of Ordinances, a site plan shall accompany an application proposing the rezoning of property to one of the zoning districts contained in article V that is initiated by an owner of property or his agent.

SITE PLAN INFORMATION INCLUDING:

1. Name, address and phone number of property owner.
2. Name, address and phone number of the applicant (if different from the owner).
3. Nature of proposed uses, including a statistical summary of development indicators such as density, nonresidential floor area, maximum building heights, number of lots or dwelling units and minimum unit sizes, as appropriate.
4. A graphic indication of the architectural style, building materials and elevations anticipated.
5. Date of survey and source of datum, as appropriate.
6. Date of site plan and revision dates, as appropriate.
7. North arrow and scale, not to exceed one inch equals 50 feet.
8. Location (district and land lot) and size of the property in acres (or square feet if below one acre).
9. Location sketch of the property in relation to the surrounding area with regard to landmarks such as arterial streets or railroads. Sketches shall be at a scale sufficient to clearly indicate the location of the property, but not greater than one inch equals 2,000 feet. U.S. Geological Survey maps may be used as a reference guide for the location sketch.
10. Proposed zoning classification of the property and zoning of all adjacent properties.
11. Man-made features adjacent to the property, including street right-of-ways and street names, city limits and other significant information such as bridges, water and sanitary sewer mains, storm drainage systems and other features, as appropriate.
12. Location and right-of-way width of all proposed streets.
13. Indication of domestic water supply source.
14. Indication of sanitary sewer service.
15. Approximate location of proposed storm water drainage and detention facilities.
16. Any existing or proposed easements.
17. Location of all improvements, public areas or community facilities proposed for dedication to public use.
18. Proposed lot lines and minimum front, side and rear building setbacks for each lot.
19. Approximate footprint and location of all existing and proposed buildings and structures on and adjacent to the site.
20. All existing and proposed access, driveways, parking and loading areas on or adjacent to the site.
21. Proposed solid waste disposal facilities and outdoor storage areas.
22. Proposed buffers and greenspace.
23. Proposed development schedule.

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The City may require submission of additional information as may be useful in understanding the proposed use and development of the property.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ALL ATTACHED INFORMATION IS TRUE AND CORRECT:

Date: 8/12/2024 Signed: Benjamin G. Cass

Notary: Clark Johnson

CLARK JOHNSON NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 03, 2026 SEAL

FOR OFFICE USE ONLY:

Date Received: ___/___/20___ **Received By:** _____

Fee Amount Enclosed: $_____

Public Notice Sign Posted (Date) _____

Legal Ad Submitted (Date) _____

Legal Ad Published (Date) _____

Date Approved: ___/___/20___

Date Denied ___/___/20___

Permit Issued ___/___/20___

Comment:

_____

_____

_____

_____

Attachment: CU- S. MAIN ST. APARTMENTS (3857 : Consideration of Conditional Use Permit)

PROPERTY OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an amendment to the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER:

Benjamin E. Casey
PRINT NAME

SIGNATURE/DATE

APPLICANT:

Richard D. Lee
PRINT NAME

SIGNATURE/DATE 8/13/2024

NOTARY:

Maxim I Kovtoun 08/13/24
SIGNATURE/DATE

SEAL

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Maria Wetherington

From: Casey Craven <noreply@jotform.com>
Sent: Thursday, August 8, 2024 4:34 PM
To: David Allen; Maria Wetherington; Pat Daniel
Subject: Re: Jonesboro, GA: Zoning Verification Request - Casey Craven

Attachment: CU- S. MAIN ST. APARTMENTS (3857 : Consideration of Conditional Use Permit)

Jonesboro, GA: Zoning Verification Request

Name of Applicant:	Casey Craven
Name of Business:	Prestwick Development Company, LLC
Property's Address:	Street Address: 294 S. Main Street City: Jonesboro Postal / Zip Code: 30236
Email Address:	casey@prestwickcompanies.com
Phone: (Day)	(404) 949-3895
Phone: (Evening)	(404) 949-3895
Current Use of Property	Undeveloped Land
Proposed Use of Property (Please provide in great detail the intended use of the property):	Multifamily Apartment development, approximately 200 units located on 5 acres of the of the 27 acre parent tract, a Mixed Use zoned property.
Applicant's Signature	Casey Craven
Date	08-08-2024

You can edit this submission and view all your submissions easily.

Ex. Zoning: MX (Gateway South Overlay)
Req. Zoning: R2, R4, RM, HI, HZ, MX

NAICS Code: N/A
Condit. Use Req?: Yes

Conditional Use Permit Required and Must Comply with Sec. 86-205, RM Standards, and Gateway South Standards

D

8/9/24

Applicant –_Casey Craven
Name of Business – Prestwick Development Company LLC
Address – 294 South Main Street
Zoning District – M-X (Gateway South Overlay)
NAICS – n/a
Proposed Use: Apartment Development

Use is permitted "by right" in the district indicated = P; Use is permitted as a conditional use (section indicated) = C; Use is not permitted = N

NAICS Code	USES	R-2	R-4	R-C	CCM	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
n/a	Multifamily (Apartment Communities)	C	C	N	C	C	C	C	N	C	N	N	N	Sec. 86-205; Sec. 86-117; Sec. 86-118

Sec. 86-205. – Multi-family (Apartments)

The following conditions are assigned in the R-2, R-4, CCM, R-M, H-1, H-2 and M-X districts:

(1) The standards of the R-M district shall control development of apartments.

(2) Must be located off a street having a classification of collector or greater.

(3) A minimum 25-foot wide buffer shall be maintained along all property lines adjacent to any single-family, detached residential property.

(b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-M district shall conform to the following development standards:
(1) Minimum tract area: 87,120 square feet (two acres)
(2) Minimum lot area per unit:

Attachment: CU- S. MAIN ST. APARTMENTS (3857 : Consideration of Conditional Use Permit)

a. Duplex: 4,000 square feet
b. Triplex: 4,000 square feet
c. Quadraplex: 4,000 square feet

(3) Minimum development tract width: 150 feet
(4) Minimum front yard: 25 feet
(5) Minimum side yard: 25 feet
(6) Minimum rear yard: 35 feet
(8) Maximum building height: Three-story and 40 feet
(9) Maximum number of units per building: 12
(10) Maximum density: 12 units per acre
(11) Minimum greenspace: 20 percent of gross acreage

3) Conditional uses: The following primary uses, which may otherwise be permitted in other City zoning districts, shall require a conditional use permit in the Gateway South District Overlay:
(a) Mixed-use dwelling, including lofts, meeting the requirements of Section 86-182, and as part of a major planned development only;
(b) Two-family dwelling (duplex) as part of a planned major subdivision only;
(c) Single-family attached (townhouses and condominiums), as part of a planned major subdivision only;
(d) Multifamily (apartments), as part of a major planned development only;

4. Multi-family (apartments).
a. One-bedroom units: 825 heated square feet per unit.
b. Two-bedroom units: 1025 square feet per unit.
c. Three-bedroom units: 1325 square feet per unit.
5. Mixed-use dwelling, including lofts (no street level units allowed). 1000 heated square feet per unit.
(i) Density and maximum number of residential units.
1. Single-family attached dwellings (townhouses and condominiums).
a. Maximum number of units per building: 8
b. Maximum number of units per development: 96
c. Maximum density: 12 units per acre
2. Multi-family (apartments).
a. Maximum number of units per building: None
b. Maximum density: 40 units per acre

(j) Maximum building height. 4 stories and 60 feet. No building shall be erected that would exceed the elevation of the Clayton County Courthouse. Buildings having a height greater than that of the courthouse may be approved, provided that the site elevation will permit such construction to remain below the highest point of the courthouse.

(k) Exterior architectural design and material standards. The following minimum architectural standards shall apply to exterior façade materials. The Design Review Commission and the Mayor and City Council may impose additional standards in the required developer's agreement.
1) Multifamily and townhomes / condominiums.
(a) Prohibited materials. Metal siding, vinyl siding, and smooth-faced concrete masonry units, as primary building materials, are prohibited.
(b) Permitted primary materials. Primary building materials for all exterior wall facades shall be constructed, at a minimum, of full-depth brick (not veneers) for the bottom two-thirds of each building, on all sides, plus a combination of at least two of the following options for the remaining one-third of the building: cast stone, cementitious siding (Hardiboard), or glass. (Note: Exterior façade delineations to not include windows or trim.)
(c) Permitted accent materials. Accent building materials for all exterior wall facades may include brick, textured concrete masonry units, wood panels (including wood shake), metal panels, and metal canopies.
(d) Exceptions. Vinyl products shall only be used for soffits, eaves, and fascia. Any window trim shall be cementitious siding (Hardiboard) only.

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(e) Color. All materials shall be earth-tone in color, as approved by the Design Review Commission and the Mayor and City Council.
(f) Roofing materials. All asphalt-shingle roofing shall consist of high-quality, architectural shingles, with a minimum 30-year warranty. Metal roofing is also permitted.
(g) Porches and balconies. All multifamily dwelling units shall each have minimum 6-foot-deep exterior porches (ground floor) and balconies (upper floor), with direct access to the interior of each dwelling unit via sliding doors. Porches and balconies shall be partially contained on the open side by decorative wood railings. Ground floor porches facing inner courtyards shall each be provided with a self-latching gate for access to courtyard amenities.
(h) Developer's agreement. A developer's agreement specifying all pertinent exterior design standards shall be approved by the Mayor and City Council prior to construction of multifamily and townhome / condominium developments.

David D. Allen, Zoning Administrator / Community Development Director
August 9, 2024

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Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on September 9, 2024, in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA, to consider a Conditional Use Permit Application for apartments by Casey VI Real Estate Holdings LLC, property owner, and PDC Land Acquisition LLC, applicant, for property along South Main Street (Parcel Nos. 06032A B002 and 06032A B002Z) Jonesboro, Georgia 30236. The Mayor & Council will first discuss the item at their Work Session also to be held on September 9, 2024 in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, Ga. 30236.

City of Jonesboro

Community Development Director

Publish 8/21/24

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